

AFFORDABLE HOUSING ADVISORY BOARD
GROWTH MANAGEMENT/HOUSING TASK FORCE

The Task Force's Committee Process

Revised on Monday, 25 September 2006

THE COMMITTEES' GOAL AND PROCESS

Three committees established by the Task Force on 14 September 2006 will present recommendations to the entire Task Force on Monday, 9 October 2006. The recommendations will focus on strategies to expand the supply of affordable housing in Washington State.

Consensus recommendations of the committees are tentative until reviewed and approved by the Task Force. The Task Force retains its authority to make changes in the recommendations of the committees and to incorporate additional or new ideas into the recommendations before approving them.

These guidelines are intended to assist the committees in accomplishing their goals and to ensure consistency in the quality and scope of all the recommendations:

- Committees are requested to work to reach consensus on recommendations that are “doable,” i.e., can be enacted by the legislature in 2007.

Committees need to identify whether or not existing resources would be sufficient to implement each recommendation. If new funding sources are needed, the committees should identify where the new funding would come from and estimate the level of finding.

- Committees are also requested to reach consensus on additional issues that should be addressed by the Executive and Legislative Branches in the next two to five years. The committees are authorized to try to fashion recommendations that are likely to take a few years to be approved by the legislature, but that is beyond the extent of this request. To agree on a few key issues that merit additional consideration will be helpful.
- To ensure that the recommendations have statewide relevance, the committees are requested to examine their tentative recommendations from the perspectives of rural and eastern Washington citizens. If their tentative recommendations do not appear to address the interests and needs of rural and eastern Washington residents, committee members should refine them to do so or make separate recommendations that do.
- The committees' recommendations must be within the context of the State's Growth Management Act.

TASK FORCE INTERESTS AND THE COMMITTEES' CHARTERS AND ISSUES

At its 14 September meeting the Task Force agreed to create three committees. They are: 1) Funding; 2) Planning for Land Capacity; and 3) Planning Tools.

FUNDING COMMITTEE

Charter:

Recommend strategies to the Task Force to strengthen use of existing funding and/or to generate new funding sources that will expand the supply of affordable housing and public infrastructure that supports the development of housing.

Interests of the Task Force in Funding:

- Use existing funding sources more effectively to get greater “bang for the buck” in expanding the supply of affordable housing.
- Provide the level of infrastructure that is needed to support affordable housing, whether for undeveloped land or for developed properties that are candidates for redevelopment.
- Provide more funding choices for local governments responsible for infrastructure.
- Ensure that new sources of funding for affordable housing are sustainable and predictable.
- Stimulate economic growth and expansion in rural areas and small communities where housing is more affordable.

Potential Recommendations to Review and Discuss:

The 14 September Task Force discussions elicited the ideas listed below as possible recommendations that the Funding Committee is instructed to further consider. In addition, ideas generated by the Task Force at its 6 September meeting (See 9.13.06 Tally of Votes document) may also be considered.

1. Establish a capitalized Growth Management Infrastructure Account for projects that expand infrastructure capacity. Capitalize the account with the State's portion of REET or by allowing the State to utilize the unused regular property tax levy (the gap between the 1% limit on increases and the traditional state regular property tax share of \$3.60 for every \$1000 of assessed value).
2. Submit to the electorate a proposal to use thirty cents of the unused state regular property tax levy to fund infrastructure. Funds generated in this manner would replace impact fees.
3. Use one dollar of the unused state regular property tax levy to fund local school capital costs statewide.
4. Fund infrastructure by replacing impact fees with funding from the State's Capital Budget.
5. Waive the replacement rule for impact fee exemptions.

6. Add to or change the criteria by which local governments are awarded State grants and low-interest loans (e.g. PWTF and CERB). For rural and small communities, make economic growth a criterion. For urban communities (for example, the six Buildable Lands Report counties and their cities), make the provision of affordable housing a criterion. (Note: this would not be applied to the Housing Trust Fund.)
7. Others?

PLANNING FOR LAND CAPACITY COMMITTEE

Charter:

Recommend strategies to the Task Force that will help identify that there is sufficient land capacity to accommodate projected population growth and achieve GMA housing goals, include those related to density.

Distinguish what can be done by the legislature in 2007 from longer-term issues and solutions. To enable the State to address long-term issues, recommend procedural steps in the process of addressing them, who should be involved in the discussions and a timetable for bringing recommendations that address each issue to the Governor and legislature.

Interests of the Task Force in Planning for Land Capacity:

- Ensure that our communities have accurate information about and understanding of the land capacity needed to accommodate projected population growth and achieve affordable housing goals.
- Ensure information that the public and private sectors rely upon in making decisions related to affordable housing is as current as possible.
- Provide local governments with the resources and tools to generate the information.

Potential Recommendations to Review and Discuss:

The 14 September Task Force discussions elicited the ideas listed below as possible recommendations that the Planning for Land Capacity Committee is instructed to further consider. In addition, ideas generated by the Task Force at its 6 September meeting (See 9.13.06 Tally of Votes document) may also be considered.

1. Include in the Buildable Lands Reports information that identifies which lands are served by critical infrastructure and which are not, what is the remaining capacity of lands served by that infrastructure, and what are the infrastructure needs of lands not served by infrastructure, if they were to be developed for affordable housing. Identify the costs of developing this information and ascertain its value to our planning for affordable housing.

2. Include additional information in the Buildable Lands Reports about the impact of market forces on capacity. Identify which market forces need to be assessed and how their impact will be analyzed.
3. Determine the timeframe that will enable communities to truly know and understand what the real capacity is. One suggestion was made that five years will provide an accurate picture and allow for reliable planning.
4. If any of the first three recommendations are included in the Task Force's report to the AHAB, recommend that the State fund the gathering and assessing of this information and/or once again provide funding for counties to produce the Buildable Lands Reports.
5. Other?

PLANNING TOOLS COMMITTEE

Charter:

Recommend strategies to the Task Force to balance the efficiency and flexibility of zoning and building requirements with the need to provide for safety and environmental protection.

Interests of the Task Force in Planning Tools:

- Ensure that affordable housing is as important as the other goals of the Growth Management Act.
- Ensure that local comprehensive plans are in alignment with the functional plans that help implement them, such as Capital Improvement Plans (CIP) and Transportation Improvement Plans (TIP).
- Ensure consistent and predictable decisions to enable government, developers, builders and citizens to make informed and reliable decisions.
- Provide more choices for local governments and the flexibility to address and respond to their unique issues, challenges and circumstance.
- Preserve the unique character and qualities of communities while exploring ways to achieve greater inter-jurisdictional and regional cooperation and consistency.
- Build stronger partnerships between government and the representatives of the development industry, including realtors.
- Do a better job of educating elected officials and the public about affordable housing and the needs of our citizens for it.

Potential Recommendations to Review and Discuss:

The 14 September Task Force discussions elicited the ideas listed below as possible recommendations that the Planning Tools Committee is instructed to further consider. In addition, ideas generated by the Task Force at its 6 September meeting (See 9.13.06 Tally of Votes document) may also be considered.

1. “Beef up” the Growth Management Act’s housing element.
2. Simplify and standardize local building regulations and requirements.
3. Align comprehensive plans, CIP and TIP more closely by ensuring that the latter are instruments for implementing the former or by making their timeframes identical or more similar.
4. Address SEPA issues, such as expanding its categorical exemptions or eliminating SEPA review in urban growth areas.
5. Develop strategies to transfer development rights from rural to urban areas.
6. Endorse appropriate portions of the Cascade Agenda (rural villages, particularly those adjoining existing rural centers) and recommend how to apply it to expand the supply of affordable housing.
7. Provide state funding incentives for plans and zoning that require or encourage a diversity of housing choices and types (e.g. minimum densities, cottage housing, small lots, inclusionary zoning, relaxed parking requirements, performance-based zoning, mixed use development, etc.)
8. Include additional information in the process of developing development regulations that addresses the impact on capacity and ability to achieve affordable housing goals.
9. Develop and utilize performance measures to ensure that housing goals are being achieved.
10. Others?

THE COMMITTEES' MEMBERSHIP AND MEETING DATES

FUNDING:

*3 October, 2-4 p.m.
conference telephone call*

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Andy Cook, BIAW

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PLANNING TOOLS:

*27 September, 9 a.m. – noon
CTED downtown Seattle offices
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PLANNING FOR LAND CAPACITY:

*2 October, 9:30 a.m. – Noon
meeting location to be determined
phone will be provided for those who need to call in*

Jim Reid, facilitator

Mary Hunt, WAC

Leonard Bauer, CTED

Kaleen Cottingham, Futurewise

Mike Hubner, AWC

Sam Pace, Realtors

Mike Luis, Realtors

Heather Ballash, CTED